

Sl no - 2017/25

I-1941/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 180806

11.49
25/06/25

A-2-1667895/25

THE DEVELOPER SHALL
BE RESPONSIBLE FOR
THE DOCUMENTS.

Adl Dist. Secy. Chandernagore

7 5 JUN 2025

LAND OWNER AND DEVELOPER AGREEMENT

THIS LAND OWNER AND DEVELOPER AGREEMENT

made on 25th day of June, Two Thousand and Twenty Five,

BETWEEN

[Handwritten signature]

Contd....2

DEED PLAN

SCALE 1"=32'-0"

& 78, R.S. KHATIAN NO.- 141, L.R. DAG NO.- 87&88,
 AN NO.- 2484, SHEET NO.- 18, MOUZA & P.S.- CHANDANNAGAR,
 HOLDING NO.- 174, WARD NO.- 15, AT BHOLA NATH DAS ROAD,
 CHANDANNAGAR MUNICIPAL CORPORATION DIST.-HOOGHLY

OF LAND L.R. DAG NO.- 87:-0.067 ACRE(M/L)

OF LAND L.R. DAG NO.- 88:-0.052 ACRE(M/L)

TOTAL AREA OF LAND:- 0.119 ACRE OR 7 KA. 3CH. 9 S.FT. (M/L)

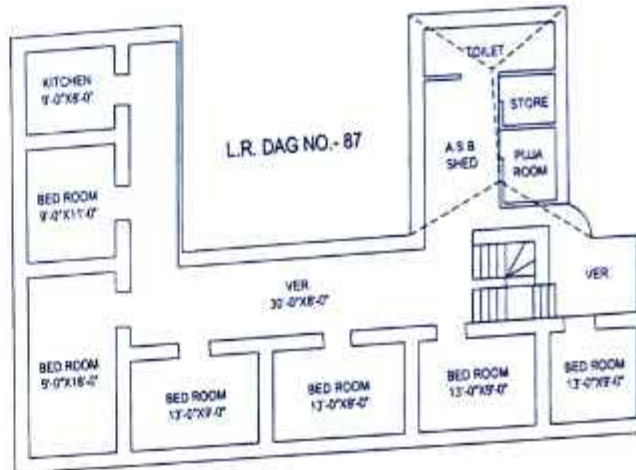
GROUND FLOOR COVERED AREA:- 1929 S.FT.

FIRST FLOOR COVERED AREA:- 1159 S.FT.

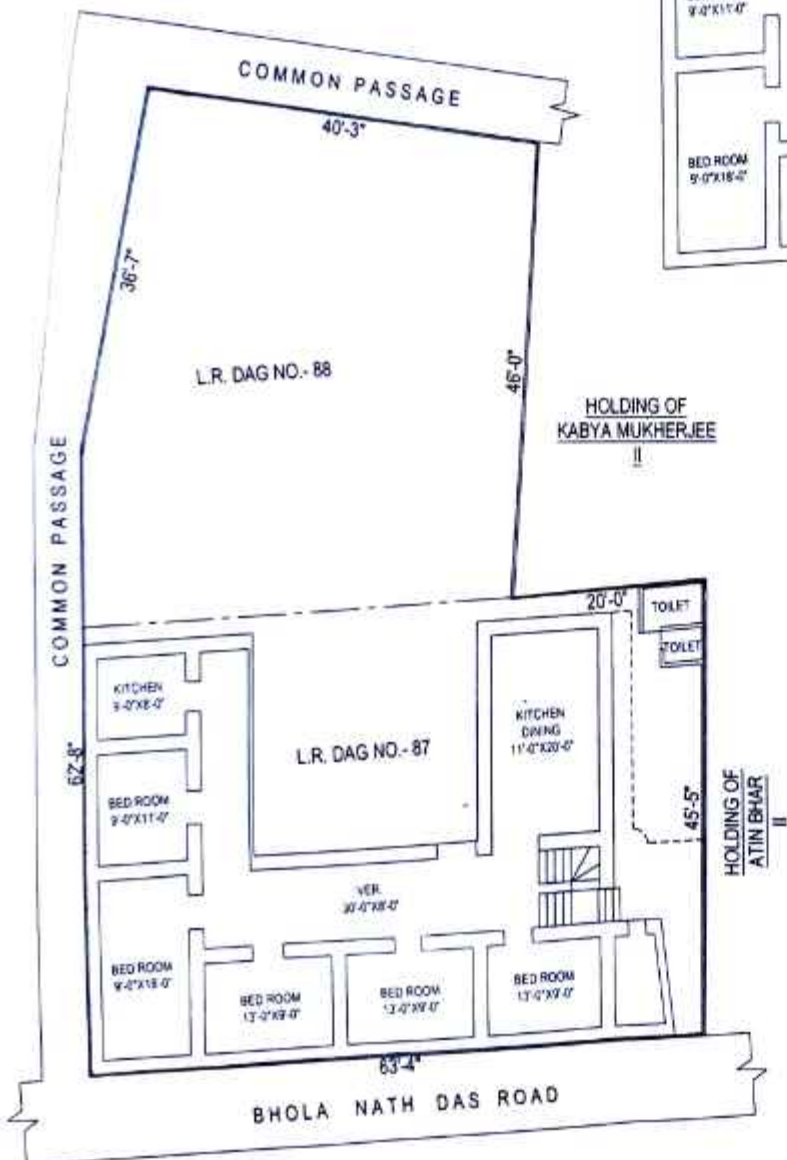
FIRST FLOOR CI/BW COVERED AREA:- 385 S.FT.

STAIR HEAD ROOM COVERED AREA :- 79 S.FT.

TOTAL COVERED AREA:- 3552 S.FT.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Debi Prasad Bhan.

URMIS' CONSTRUCTION
Urmis Nandy
 Partner

URMIS' CONSTRUCTION
Urmis Nandy
 Partner

As Constituted Attorney of *Sayanmoni Nandy*

DRAWN BY
 (AS DIR.)

Sudipta Das.

SRI DEBI PRASAD BHAR, son of Lt. Arun Chandra Bhar, by faith Hindu (Indian Citizen), by Profession - Retired, resident of 40, Bholanath Das Road, Lalbagan, P.O. & P.S. - Chandernagore, District- Hooghly, PIN - 712136, PAN - ADEPB1594R, Epic No. MNB1586296, Aadhaar No. 725237760300, hereinafter referred to as the **LAND OWNER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, successors, administrators, representatives and assigns) of the **ONE PART.**

AND

"URMIS' CONSTRUCTION", a registered Partnership Firm having its office at **"RANGAMATI"** 419, N.C. Kundu Road, P.O & P.S. Chandernagore, District Hooghly, PIN 712136, Holding No. 419, Ward No.13, PAN AAGFU1476J, represented by its partners (1) **SMT. URMI NANDY**, wife of Sri Sibasis Nandy, residing at "Sunil Apartment", 55, G.T. Road, Barabazar, P.O. & P.S.- Chandannagore, District- Hooghly, PIN-712136, Epic Card No. WB/27/182/258936, Aadhaar no. 548913707180, PAN - AEAPN7532G, (2) **SAYANTANI NANDY**, daughter of Sri Sibasis Nandy, residing at "Sunil Apartment", 55, G.T. Road, Barabazar, P.C. & P.S. Chandannagore, District- Hooghly, PIN - 712136, Epic Card No. ZSG1670256, Aadhaar no. 210970919600, PAN AOOPN8162L, represented by said **SMT. URMI NANDY**, her Constituted Attorney vide **Registered General Power Of Attorney** being No. **060400317** for the year 2019, Book no. IV, Volume No. 0604-2019, Page 5409 to 5423, registered at A.D.S.R. Chandannagar, hereinafter referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include its

heirs, successors, administrators, representatives and assigns) of the

OTHER PART.

WHEREAS the property as mentioned in the Schedule herein below originally belonged to Kali Charan Bhar having right, title, interest and possession.

AND WHEREAS said Kali Charan Bhar during his life time executed his last Will dated 21.08.1957 in respect to the property as describe in the schedule herein below and other properties and thereby appointing his two sons namely Santi Charan Bhar and Arun Chandra Bhar, his daughter namely Charu Bala Pal and his son-in-law namely Amullya Charan Sen as his lawful Executors of the said Will.

AND WHEREAS after the demise of said Kali Charan Bhar on 12/04/1960, the Executors of the said last Will and testament of Kali Charan Bhar filed an application for granting a Probate before the Learned Court of District Judge, Hooghly at Chinsurah being Act XXIX Case No.97 of 1963. Subsequently the Learned Court of District Judge, Hooghly at Chinsurah was pleased to grant the Probate of the Will dated 21.08.1957 executed by said Kali Charan Bhar on 20.09.1965.

AND WHEREAS subsequently the said executors have become the owners of their respective portions and mutated their respective names in the Record of rights.

AND WHEREAS similarly said Arun Chandra Bhar mutated his name in the settlement record of rights and thereafter in the assessment register of the record of the Chandernagore Municipal Corporation and pay rents and taxes to the respective authorities.

AND WHEREAS accordingly said Arun Chandra Bhar became the owner of the property as describe in the Schedule herein below and mutated his name in the record of rights and also in the record of the Chandernagore Municipal Corporation and pay rents and taxes to the respective authorities.

AND WHEREAS thereafter said Arun Chandra Bhar died on 03.07.2001 and subsequently his wife Smt. Sita Bhar died on 09.01.2002 leaving behind two sons namely Debi Prasad Bhar and Rama Prasad Bhar as his legal heirs having right, title, interest and possession. Be it mentioned here that the mother of said Arun Chandra Bhar predeceased him.

AND WHEREAS subsequently said Rama Prasad Bhar transferred his proportionate half share over the schedule property in favour of said Debi Prasad Bhar by virtue of a registered Deed of Gift being No. 060400031 for the year 2024, registered in Book No. I, Volume No. 0604-2024, Page from 741 to 761 at the Office of A.D.S.R. Chandannagar.

AND WHEREAS in such way said Debi Prasad Bhar has become the absolute owner of the property as described in the schedule herein below having right, title, interest and possession.

AND WHEREAS thereafter the **LAND OWNER** has mutated his name in the settlement record of rights and also made conversion in respect to the schedule Plot being L.R. Plot No. 88 from Bagan to Bastu vide Case No. CN/2024/0619/262 and Certificate of Conversion was issued by way of Memo No. IX-2/253/SNG/(KHA)/2024 dated 09/07/2024 and further mutated his name in the office of Chandernagore Municipal Corporation and pay rents and taxes to the respective authorities.

AND WHEREAS the **LAND OWNER** having an intention to construct a building or multistoried building over the said property specifically as mentioned in the schedule herein below took one step ahead but now out of dearth of technical knowledge and experience approached the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** having experience in developing lands and constructing multistoried buildings, apartments, flats etc., agreed to develop the said land for promoting, developing and constructing a building or multistoried building, apartment with an object of selling different kinds of self contained residential flats or units and shops according to the sanctioned plan as approved by the appropriate Office of Chandernagore Municipal Corporation agreed to develop the said land, as describe in the schedule herein below and as specifically demarcated and delineated in the map annexed herewith with "**RED**" colour, upon certain terms and conditions as follows:

NOW THESE PRESENTS WITNESSETH and the parties hereby agree as follows:

A. The **LAND OWNER** has declared and assured that the said plot of land is neither excess vacant land under any provision nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the **LAND OWNER** is entitled to deal therewith freely in the manner to be decided by the **LAND OWNER** himself.

B. The **LAND OWNER** having proposed, the **DEVELOPER** has accepted the proposals for overall development of the area of land and for

construction of different specification therein in the vicinity of Bhola Nath Das Road at Lalbagan.

C. The **LAND OWNER** being desirous of having his said plot of land developed as such put in and used on the terms, conditions and proposals of the **DEVELOPER**, has agreed to join the **DEVELOPER** and put his said plot of land at the disposal of the building and development project thereof.

D. The **DEVELOPER** shall be entitled to negotiate with the intending purchaser of the proposed Buildings, apartments, flats etc., and for the sake of convenience and for bringing up most suitable and commercially viable construction thereon except the portion belonging to the Owner's Allocation.

E. The **LAND OWNER** has thus and therefore agreed to develop the plot of land as mentioned in the schedule herein below for sale to the intending purchasers of the proposed Buildings, apartments, flats etc., wherein the **DEVELOPER** shall construct or cause to be constructed the proposed Buildings, apartments, flats, units etc., by entering into construction agreement with the intending purchaser(s), if any.

F. It has been agreed by the parties hereto that the **DEVELOPER** shall incur all costs, charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the **DEVELOPMENT WORK**). The **LAND OWNER** shall neither be required nor be called upon by the **DEVELOPER** to pay or contribute to the fund, requirement of the **DEVELOPER** for the development and/or construction of the said project.

G. The **DEVELOPER** shall be accountable for proper execution of the **DEVELOPMENT WORK** over the schedule mentioned plot of land.

H. The parties hereto are desirous recording the said mutually agreed terms and conditions.

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

- 1) The **LAND OWNER** having been agreed to entrust the **DEVELOPER** about the development of the land as mentioned in the schedule herein below and construction of the multi-storied building or flats or apartments /units over the said land as mentioned in the schedule herein below and in connection therewith, authorising the **DEVELOPER** to exercise the rights, powers, privileges and benefits of the **LAND OWNER**.
- 2) The **LAND OWNER's** allocation shall be Two Flats, One 2BHK Flat measuring about 1190 Sq.Ft on the South-Eastern side of the Third Floor and another 3BHK Flat measuring about 1190 Sq.Ft on the South-Eastern side of the Fourth Floor on the Multi-Storied Building and Two Garages on the Ground Floor in the eastern side, to be constructed as per sanctioned plan and revised sanctioned plan by the Chandannagore Municipal Corporation in the property as described in the schedule herein below alongwith the non-refundable amount of Rs.10,00,000/- (Rupees Ten Lakh) only in installment. The amount of Rs.5,00,000/- (Rupees Five Lakh) only is paid herein by way of a Cheque being No. 000309 dated 14/11/2024, Bank Name ICICI Bank, Branch Name Chandannagar and the rest amount of Rs.5,00,000/- (Rupees Five Lakh) only shall be paid by the month of October, 2025. It is mentioned

here that TDS should be applicable as per Govt. Rules. Be it also mentioned here that save and except One 2BHK Flat measuring about 1190 Sq.Ft on the South-Eastern side of the Third Floor and another 3BHK Flat measuring about 1190 Sq.Ft on the South-Eastern side of the Fourth Floor and Two Garages on the Ground Floor in the eastern side as stated herein above the rest part shall be the Developer's Allocation.

3) The **DEVELOPER** shall in terms hereof take symbolic possession of the said land as describe in the schedule herein below and hold the same for and/or on behalf of the **LAND OWNER** and/or in the name of the **LAND OWNER** for the purposes of development and construction in terms hereof and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed, constructed and completely sold out in terms of the proposed scheme framed by the **DEVELOPER**. The **LAND OWNER** shall not interfere with the work of development to be undertaken by the **DEVELOPER** in any manner whatsoever.

4) The **DEVELOPER** shall take all steps for the overall development, construction after sanction of the plan for the said **DEVELOPMENT WORK** / project and selling out of the flats, shop rooms, units etc., of the said project at its own costs by deploying its men and material.

5) The **LAND OWNER** has agreed and hereby authorizes the **DEVELOPER** to any acts lawfully and related to the **DEVELOPMENT WORK** as the **DEVELOPER** would find convenient and commercially viable for the construction of the said **DEVELOPMENT WORK** thereon as proposed in the scheme framed by the **DEVELOPER**.

6) Under the scheme framed and/or proposals made by the **DEVELOPER**, the **LAND OWNER** shall hereby authorize the **DEVELOPER** to sell the flats, shop rooms, units etc., of the said construction made over the land as describe in the schedule herein below or such portion thereof as may be decided by the **DEVELOPER**, upon amalgamation / separation / sub division thereof at any time hereafter.

7) The **DEVELOPER** / its nominee(s), assign(s), executors and / or representatives shall, if considered, enter into agreement with the intending purchaser(s) and shall construct and/or shall cause to be constructed thereon the said **DEVELOPMENT WORK** in terms of the agreement to be entered into by the **DEVELOPER** / its nominee(s), assign(s), executor(s) and / or representative(s) with the intending purchaser(s). Be it mention here that the **DEVELOPER** shall collect and or receive the earnest money from the intending purchaser or even from the purchaser.

8) It is expected that the construction of the proposed **DEVELOPMENT WORK** shall be completed by the **DEVELOPER** in phases and in any event within a period of 3(Three) years from the date of commencement of construction of the said **DEVELOPMENT WORK**.

9) The **DEVELOPER** shall not perform any unlawful act over the schedule mentioned property or in connection with the said property and the **LAND OWNER** shall not be liable for that in any manner whatsoever.

10) The **DEVELOPER** shall not claim any sum of money from the **LAND OWNER** in lieu of any cost incurred by it for the development and construction of the said **DEVELOPMENT WORK**.

11) For the purpose of development of the said **DEVELOPMENT WORK** / project, the **DEVELOPER** shall be entitled to enter into agreements for transfer by way of sale, agreement for sale and/or otherwise with intending buyers/purchaser(s) and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the **LAND OWNER**.

12) The **DEVELOPER** shall be entitled to transfer by way of sale, agreement for sale and/or otherwise dispose of the flats, units etc., as developed in the **DEVELOPMENT WORK** or any portion thereof except the portion belonging to the Owner's Allocation, to the intending buyers and the **LAND OWNER** shall for the said purpose grant and execute a registered General Power of Attorney in favour of the **DEVELOPER**.

13) The **DEVELOPER** shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies, etc. for the purpose of construction of the said **DEVELOPMENT WORK** without seeking any further consent of the **LAND OWNER**, provided however that the **DEVELOPER** shall not attach any liability to the **LAND OWNER** on account of its borrowings in any manner whatsoever.

14) The **LAND OWNER** shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired by the **DEVELOPER** in such form and manner as may be decided and notified by the **DEVELOPER**, from time to time.

15) The **LAND OWNER** states, declares and confirms that all acts and deeds done, executed and performed by the **DEVELOPER** in pursuance hereof or in pursuance of the formal development agreement to be

executed by the parties hereto, in connection with the development of the said **DEVELOPMENT WORK / project** shall be binding at all times hereafter on the **LAND OWNER** and the **LAND OWNER** covenants to ratify the same as and when called upon to do so.

16) The **LAND OWNER** hereby confirms and declares that he shall not transfer, sell, mortgage, encumber and/or deal with in any manner with the said plot of land as describe in the schedule herein below in any manner whatsoever so as to prejudice, affect or hamper the said **DEVELOPMENT WORK / project** performed by the said **DEVELOPER**. The **LAND OWNER** hereby again confirms and declares that this agreement shall be inoperative if the **LAND OWNER** herein and the **DEVELOPER** herein entered into any other type of agreement in connection with the said **DEVELOPMENT WORK** over the land as mentioned in the schedule herein below.

17) It is also mutually agreed that this agreement has been or is being entered into irrevocably and the **LAND OWNER** shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions unless the developers act unlawfully. Provided further, however that in case the **DEVELOPER** decides to abandon the said **DEVELOPMENT WORK / project** then the **LAND OWNER** shall be entitled to receive possession of the said plot of land as mentioned in the schedule herein below, free from all encumbrances, charges, claims, demands, liens etc., upon adjustment of the amounts which may have by then been paid by the **DEVELOPER** to the **LAND OWNER**.

18) The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims, demands, costs,

damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

19) The **LAND OWNER** at any time hereinafter as and when may be so directed by the **DEVELOPER**, grant a General Power of Attorney to the **DEVELOPER** or in favour of its nominee or nominees for the purpose of the development of the said **DEVELOPMENT WORK** /project and shall grant such further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the said project.

20) The **LAND OWNER** declares that he has examined and verified the terms herein and proposals made by the **DEVELOPER** for the development of the said **DEVELOPMENT WORK** / project over the land or property as describe in the schedule herein below and the **LAND OWNER** herein is fully satisfied with the same including the provisions made with regard thereto by the **DEVELOPER** as also with the responsibilities of the parties mentioned and described herein.

21) The **LAND OWNER** shall sign execute and deliver all such deeds, documents papers and do all such lawful acts deeds and things as may be required from time to time and co-operate with the **DEVELOPER** for the purpose of the said **DEVELOPMENT WORK** / project.

22) The **LAND OWNER** with a bonafide belief affirms that the land or the property as describe in the schedule herein below is free from all sorts of encumbrances; and if not so found in future the **LAND OWNER** shall be liable to indemnify the loss suffered by the **DEVELOPER** if any.

THE SCHEDULE ABOVE REFERRED TO:
(LAND)

District and District Sub-Registry Office Hooghly, Additional District Sub-Registrar Office - Chandannagar, P.S. and Mouza - Chandannagore, J.L. No.- 1, Sheet No.- 18, R.S. Khatian No. 141, R.S. Dag No. 77 & 78 corresponding to L.R. Dag No. 87 & 88, L.R. Khatian No. 2484, Bastu Land, measuring about 0.067 Acre in L.R. Dag no. 87 and 0.052 Acre in L.R. Dag no. 88 that is in total area measuring about 0.119 Acre more or less or 7 Cottahs 3 Chittaks 9 Sq.Ft. more or less in the said two Dags togetherwith 2 (Two) storied pucca building measuring about 1929 Sq.Ft. covered area on the Ground Floor, 1159 Sq.Ft. covered area on the First Floor, 385 Sq.Ft. covered area on the First Floor CI/BW, 79 Sq.Ft. covered area stair head room, thus in total 3552 Sq.Ft. covered area situated at Bhola Nath Das Road under Ward No. 15, Holding No. 174 within the Chandernagore Municipal Corporation as specifically demarcated and delineated in the map annexed herewith with "RED" colour. The Map annexed herewith is the part and parcel of this Agreement.

The property is butted and bounded by :-

ON THE NORTH : Bhola Nath Das Road.

ON THE SOUTH : Common Passage and Holding of Kabya Mukherjee.

ON THE EAST : Common Passage.

ON THE WEST : Holding of Atin Bhar and Holding of Kabya Mukherjee.

IN WITNESSES WHEREOF the **LAND OWNER AND THE DEVELOPER**

have hereunder set subscribes their respective hands and seals on the day, month and year first above mentioned.

Delhi Prasad Bhanu

SIGNATURE OF THE LAND OWNER

1. URMIS' CONSTRUCTION
Usmi Nandy
Partner

2. URMIS' CONSTRUCTION :
Usmi Nandy (As Constituted Attorney of)
Gayantani Nandy
Partner

SIGNATURE OF THE DEVELOPER

SIGNED, SEALED AND DELIVERED

in Presence of witnesses :

1. *Sibasish Nandy*
55, G.T. Road, Barabazar
POPS - Chandannagore
Dist - Hooghly, Pin - 712136
Voterland No. - ZS012655181 (WB/27/187/258603)
2. *Manoj Sarkar*
Borasat Gorerhat
P.O + P.S. Chandannagore
Dist - Hooghly Pin - 712136

DRAFTED BY ME

Rajendra Kumar
Chandernagore Court
En No W.B. 915/1999
ADVOCATE

TYPED BY ME

Wdy
TYPIST



Delhi Prasad Bhanu

দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

| বাঁহাতের আঙ্গুল-এর টিপ ছাপ | | ডানহাতের আঙ্গুল-এর টিপ ছাপ | |
|----------------------------|---------------------|----------------------------|--|
| | (১) বৃদ্ধাঙ্গুলী | (১) বৃদ্ধাঙ্গুলী | |
| | (২) তর্জনী | (২) তর্জনী | |
| | (৩) মধ্যমা | (৩) মধ্যমা | |
| | (৪) অনামিকা | (৪) অনামিকা | |
| | (৫) কনিষ্ঠা | (৫) কনিষ্ঠা | |

Delhi Prasad Bhanu

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা

| বাঁহাতের আঙ্গুল-এর টিপ ছাপ | | ডানহাতের আঙ্গুল-এর টিপ ছাপ | |
|----------------------------|---------------------|----------------------------|--|
| | (১) বৃদ্ধাঙ্গুলী | (১) বৃদ্ধাঙ্গুলী | |
| | (২) তাজনী | (২) তাজনী | |
| | (৩) মধ্যমা | (৩) মধ্যমা | |
| | (৪) অনামিকা | (৪) অনামিকা | |
| | (৫) কনিষ্ঠা | (৫) কনিষ্ঠা | |

Umi Nandy

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260126231521

Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN No: | 192025260126231521 | Payment Mode: | Online Payment |
| GRN Date: | 24/06/2025 14:55:17 | Bank/Gateway: | State Bank of India |
| BRN : | CK00JDQZQ6 | BRN Date: | 24/06/2025 14:56:14 |
| GRIPS Payment ID: | 240620252012623150 | Payment Init. Date: | 24/06/2025 14:55:17 |
| Payment Status: | Successful | Payment Ref. No: | 2001667895/2/2025 |

[Query No/**/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | URMIS CONSTRUCTION |
| Address: | CHANDANNAGAR |
| Mobile: | 8159858111 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2001667895 |
| Applicant's Name: | Mr Sibasis Nandy |
| Identification No: | 2001667895/2/2025 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 24/06/2025 |
| Period To (dd/mm/yyyy): | 24/06/2025 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2001667895/2/2025 | Property Registration- Stamp duty | 0030-02-103-003-02 | 5001 |
| 2 | 2001667895/2/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 10007 |
| | | | Total | 15008 |

IN WORDS: FIFTEEN THOUSAND EIGHT ONLY.





URMIS' CONSTRUCTION

Usmi Nandy

Partner

URMIS' CONSTRUCTION

Usmi Nandy

Partner

As Constituted Attorney of *Sayantani Nandy*



ভারত সরকার

Government of India

ছবি নথী

Urmi Nandy

পিতা : নারায়ণ চন্দ্র দে

Father: NARAYAN CHANDRA DEY



জন্মতারিখ/DOB: 07/01/1968

লিঙ্গ / Female



5489 1370 7180

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: সুনীল এপার্টমেন্ট

১৫, পি. পোস্ট অফিস লেন, বারাবাজার

কলকাতা, পশ্চিমবঙ্গ, ভারত

লিঙ্গ: মহিলা

Address: SUNIL
APARTMENT, 55 G T ROAD
OLD POST OFFICE LANE
BARABAZAR
Chandannagar, Hooghly,
Chandannagar, West
Bengal, 712136

5489 1370 7180

1887
1800 321 1847

help@uidai.gov.in

www.uidai.gov.in

Urmi Nandy



भारत सरकार
Government of India



आधार

Issue Date: 08/12/2013



देवी प्रसाद भड़
Debi Prasad Bhar
जन्मतिथि / DOB: 29/09/1944
पुरुष / Male



7252 3776 0300

7252 3776 0300

मेरा आधार, मेरी पहचान

Debi Prasad Bhar.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

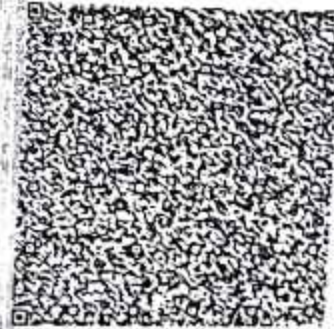


AADHAAR

Print Date: 04/08/2022

ठिकाना: 40, बि.एन. दास रोड, लालबागान, चन्दननगर,
हसनो, पश्चिम बङ्ग, 712136

Address: 40, B.N. DAS ROAD,
LALBAGAN, Chandannagar, Hooghly,
West Bengal, 712136



7252 3776 0300



1947



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www.uidai.gov.in



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

WB/27/182/258603

পরিচয়-পত্র
IDENTITY CARD



নির্বাচকের নাম শিবশিখ নন্দী

Elector's Name Sibasis Nandi

শিতার নাম সুনীল নন্দী

Father's Name Sunil Nandi

| | |
|--------------------|-----|
| লিঙ্গ | পুং |
| Sex | M |
| ১.১.২০০৬ এ বয়স | ৪১ |
| Age as on 1.1.2006 | 41 |

স্বাক্ষর:

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
নির্বাচন কমিশন
পতাকা সড়ক, ঢাকা-১১২১০০

Address:

Barabazar G T Road O Shyamacharan Rakshit Road Uttar
Ward.No-12 Chandannagar Hooghly 712136

নির্বাচক নিবন্ধন অধিকারিক
Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন কেন্দ্র: ১৮২-চন্দ্রনগর
Assembly Constituency: 182-Chandernagore

জেলা: হুগলী District: Hooghly
তারিখ: ০৬.১১.২০০৬ Date: 06.11.2006

Sibasis Nandi

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-0604-01971/2025 | Date of Registration | 25/06/2025 |
| Query No / Year | 0604-2001667895/2025 | Office where deed is registered | |
| Query Date | 15/06/2025 11:44:43 AM | A.D.S.R, CHANDANNAGAR, District: Hooghly | |
| Applicant Name, Address & Other Details | Sibasis Nandy Sunil Apartment, G.T. Road, Barabazar, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9830240043, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-] | | |
| Set Forth value | Market Value Rs. 79,52,622/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,001/- (Article:48(g)) | Rs. 10,007/- (Article:E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



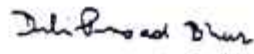
District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Bholanath Das Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 15, Holding No:174 JI No: 1, Pin Code : 712136

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-----------------|----------------|-------------------|--------------|----------------|-------------------------|-----------------------|---|
| L1 | LR-87 (RS -77) | LR-2484 | Bastu | Bastu | 0.067 Acre | | 30,90,120/- | Property is on Road Adjacent to Metal Road. |
| L2 | LR-88 (RS -78) | LR-2484 | Bastu | Bastu | 0.052 Acre | | 23,98,302/- | Property is on Road Adjacent to Metal Road. |
| TOTAL : | | | | | 11.9Dec | 0 /- | 54,88,422 /- | |
| Grand Total : | | | | | 11.9Dec | 0 /- | 54,88,422 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 3552 Sq Ft. | 0/- | 24,64,200/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1929 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 1623 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 3552 sq ft | 0 /- | 24,64,200 /- | |




and Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Debiprasad Bhar (Presentant) Son of Late Arun Chandra Bhar Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place : Office |  25/06/2025 |  Captured LTI 25/06/2025 |  25/06/2025 |
| 40, Bholanath Das Road, Lalbagan, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: Adxxxxxx4R, Aadhaar No: 72xxxxxxxx0300, Status :Individual, Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place : Office | | | | |




Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | Urmis Construction RANGAMATI, 419, N.C. Kundu Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt Urmis Nandy Wife of Shri Sibasis Nandy Date of Execution - 25/06/2025, , Admitted by: Self, Date of Admission: 25/06/2025, Place of Admission of Execution: Office |  Jun 25 2025 12:18PM |  Captured LTI 25/06/2025 |  25/06/2025 |
| Sunil Apartment, 55 G.T. Road, Barabazar, City:- Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx2g, Aadhaar No: 54xxxxxxxx7180 Status : Representative, Representative of : Urmis Construction (as Partner and General Power of Attorney Holder of another Partner Sayantani Nandy) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Shri Sibasis Nandy Son of Late Sunil Kumar Nandy Sunil Apartment, 55, G.T. Road, Barabazar., City:- Chandannagar, P.O.- Chandannagar, P.S.-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 |  |  Captured |  |
| | 25/06/2025 | 25/06/2025 | 25/06/2025 |
| Identifier Of Shri Debiprasad Bhar, Smt Urmi Nandy | | | |

| Transfer of property for L1 | | |
|-----------------------------|----------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shn Debiprasad Bhar | Urmis Construction-6.7 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Debiprasad Bhar | Urmis Construction-5.2 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Debiprasad Bhar | Urmis Construction-3552.00000000 Sq Ft |

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Bholanath Das Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 15, Holding No:174 JI No: 1, Pin Code : 712136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 87, LR Khatian No:- 2484 | Owner:শ্রীপ্রসাদ ভদ্র, Gurdian:অরুণভদ্র , Address:শিক্ত , Classification:কাজ, Area:0.06700000 Acre, | Shri Debiprasad Bhar |
| L2 | LR Plot No:- 88, LR Khatian No:- 2484 | Owner:শ্রীপ্রসাদ ভদ্র, Gurdian:অরুণভদ্র , Address:শিক্ত , Classification:কাজ, Area:0.05200000 Acre, | Shri Debiprasad Bhar |

Endorsement For Deed Number : I - 060401971 / 2025

On 25-06-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:49 hrs on 25-06-2025, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Debiprasad Bhar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 79,52,622/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 25/06/2025 by Shri Debiprasad Bhar. Son of Late Arun Chandra Bhar, 40, Bholanath Das Road, Lalbagan, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Retired Person

Indetified by Shri Sibasis Nandy, , Son of Late Sunil Kumar Nandy, Sunil Apartment, 55, G.T. Road, Barabazar,, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 25-06-2025 by Smt Urmi Nandy, Partner and General Power of Attorney Holder of another Partner Sayantani Nandy, Urmis Construction (Partnership Firm), RANGAMATI, 419, N.C. Kundu Road, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Indetified by Shri Sibasis Nandy, , Son of Late Sunil Kumar Nandy, Sunil Apartment, 55, G.T. Road, Barabazar,, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,007.00/- (B = Rs 10,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 10,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2025 2:56PM with Govt. Ref. No: 192025260126231521 on 24-06-2025, Amount Rs: 10,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00JDQZQ6 on 24-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5016, Amount: Rs.5,000.00/-, Date of Purchase: 23/06/2025, Vendor name: P K SANTRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2025 2:56PM with Govt. Ref. No: 192025260126231521 on 24-06-2025, Amount Rs: 5,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00JDQZQ6 on 24-06-2025, Head of Account 0030-02-103-003-02

SNIGDHA BOSE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 0604-2025, Page from 47980 to 48004

Registration No 060401971 for the year 2025.



Digitally signed by SNIGDHA BOSE
Date: 2025.07.17 12:24:34 +05:30
Reason: Digital Signing of Deed.

(SNIGDHA BOSE) 17/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.